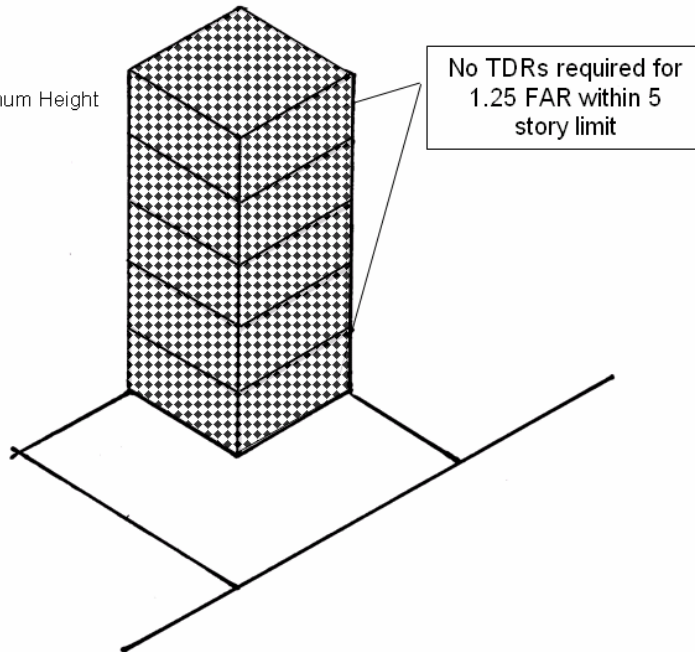


EXAMPLE 1

5 Floors Maximum Height

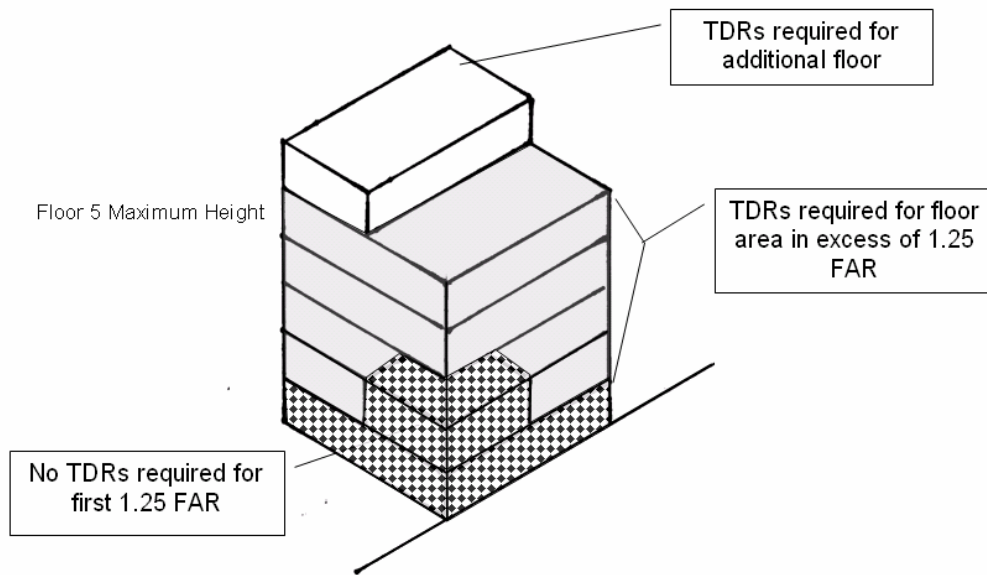


COMMERCIAL BUILDING

1. A maximum Floor Area Ratio (FAR) of 1.25 commercial floors is the maximum development that can be achieved without purchasing TDRs, as the first 1.25 FAR is exempt from TDR requirements.

EXAMPLE 2

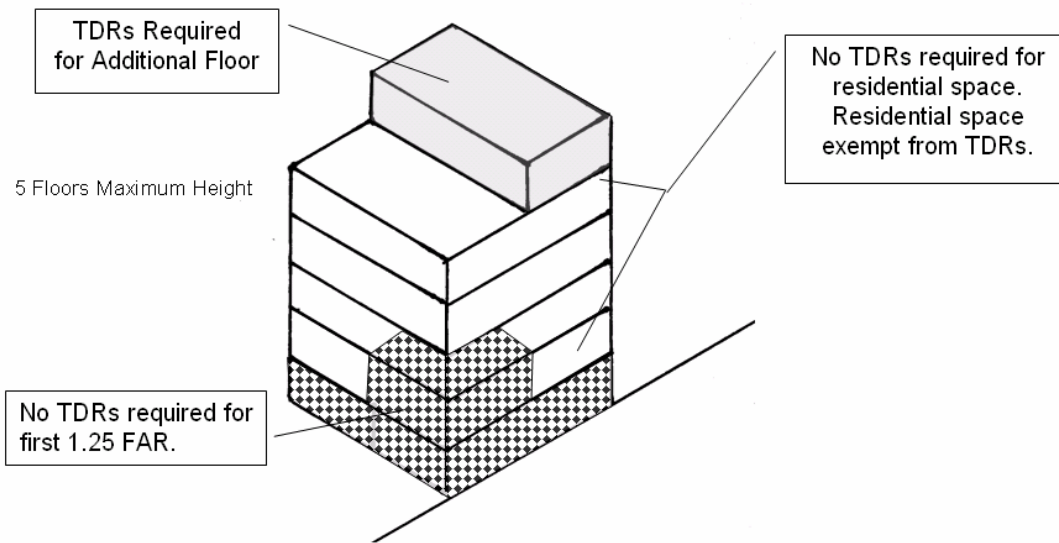
Floor 5 Maximum Height



COMMERCIAL BUILDING

2. A 5-story, 5.0 FAR, commercial building can be achieved by purchasing TDRs for the floor area in excess of 1.25 FAR (shaded floor area in diagram). A 6-story, 5.50 FAR commercial building can be achieved by purchasing TDRs for the additional 6th floor area.

EXAMPLE 3



MIXED-USE RESIDENTIAL BUILDING

3. Residential floor area is exempt from TDR requirements per paragraph (b) above. The area that is not shaded represents residential floor area in a mixed-use building. Additionally, the first 1.25 FAR is exempt from TDR requirements. Where 5-stories is the maximum allowed height, a 6th story may be added with the purchase of TDRs for the additional floor area above the 5th floor (one additional floor, only).

20C.40.40-045 Site Requirements.

City Center Downtown Zones - Districts Site Requirements Chart

<u>DESIGN DOWNTOWN AREA DISTRICTS</u>	Old Town	Mixed Use <u>Town Center</u>	Valley View Bear Creek Trestle	Town Square	Sam- mamish Trail <u>Anderson Park</u>	Leary	River Bend	North Point <u>River Trail</u> East Hill Carter
DESIGN CRITERIA	See Ch. 20D.40	See Ch. 20D.40	See Ch. 20D.40	See Ch. 20D.40	See Ch. 20D.40	See Ch. 20D.40	See Ch. 20D.40	See Ch. 20D.40
Residential Densities Maximum Number of Dwelling Units Per Gross Acre	See Table 20C.40.45- 020	See Table 20C.40.45- 020	See Table 20C.40.45-020	See Table 20C.40.45- 020	See Table 20C.40.45- 020	See Table 20C.40.45- 020	See Table 20C.40.45- 020	See Table 20C.40.45- 020
Permitted Location	2nd floor or above	2nd floor or above	2nd floor or above	2nd floor or above	2nd floor or above	2nd floor or above	2nd floor or above	No Special Restrictions
Minimum Yard Setbacks								
Front Street (in feet) ¹	14' ^{2, 2a}	See footnote³	20' ^{1a, 2a}	14' ^{2, 2a}	14' ^{2, 2a}	2b	20' ^{2a, 2b}	25' ^{2a}
Side Street (in feet) ¹	14' ²	See footnote³	20' ^{1a}	14' ²	14' ²	2c	20' ^{2c}	25'
Side Yard (in feet) ^{1b}	0'	See footnote³	0'	0'	0'	2e	0' ^{2c}	See RCDG 20C.40.45- <u>55-050</u>
Side Yard (in feet) – Residential uses above ground floor commercial	See 20C.40.55- 050	See 20C.40.55- 050	See 20C.40.55- 050	See 20C.40.55- 050	See 20C.40.55- 050	See 20C.40.55- 050	See 20C.40.55- 050	See 20C.40.55- 050
Rear Yard (in feet) ^{1b}	0'	See footnote³	0'	0'	0'	2e	0' ^{2c}	10'
Rear Yard (in feet) – Residential uses above ground floor commercial	10'	10' ³	10'	10'	10'	10' ^{2e}	10'	10'
Rear Yard (in feet) ^{1b}	0'	See footnote³	0'	0'	0'	2e	0' ^{2c}	10'
Rear Yard (in feet) – Residential uses above ground floor commercial	10'	10' ³	10'	10'	10'	10' ^{2e}	10' ^{2c}	10'
Yard Adjoining Residential District (in feet)	5'	5' ³	5'	5'	5'	5' ^{2e}	5' ^{4, 2c}	5'
Between Buildings On- Site (in feet)	N/A	See footnote³	N/A	N/A	N/A	N/A	N/A	15' 2 times Side Yard
Parking	See footnote⁵	See footnote³	See footnote⁵	See footnote⁵	See footnote⁵	Same as Setbacks	See footnote⁵	See RCDG <u>20C.40.85</u>
Maximum Building ^{9, 9a} Height (Stories/ Feet)	5/75' ^{9b, 14}	See footnotes 8, 8a, 9b	2/30' ¹⁰ 3/45' ¹¹	5/75' ^{6, 7, 9b} 6/92' ¹²	5/75'	5/75'	5/75'	4/48'
Maximum Building Height Within Shorelines ^{9c, 9d}	35'	35'	35'	n/a	35'	n/a	35'	35'
Lot Coverage ^{11a, 11e, 11b}	100% ^{11a}	See footnotes 11, 11b	80% ^{11a}	100% ^{11a}	100% ^{11a}	100% ^{11a}	100% ^{11a}	See Table 20C.40.45- 020
Parking Spaces Required	¹² See 20D.130	See 20D.130	¹³ See 20D.130	See 20D.130	^{12, 13} See 20D.130	See 20D.130	See 20D.130	See 20D.130
Maximum FAR without TDRs See RCDG <u>20C.40.40</u>	1.25	See footnote¹⁵	<u>1.0</u>	1.25	1.25	1.25	1.25	1.25

Notes:

¹ Measured from ~~face-back~~ of curb. See also RCDG [20C.40.105](#), ~~City Center Downtown~~ Pedestrian System. See also RCDG [20D.210.25](#), Sight Clearance at Intersections.

^{1a} Thirty feet, if designated per RCDG [20C.40.105](#), ~~City Center Downtown~~ Pedestrian System.

^{1b} Measured from property line. In case of alley, measured after dedication, if necessary.

² On streets fronting Type V pedestrian walkways per RCDG [20C.40.105](#), 14 feet is the average required. Building fronts shall be developed to the sidewalk and/or plaza edges.

^{2a} Front setback for residential use above ground floor commercial shall be regulated by RCDG [20C.40.105](#), ~~City Center Downtown~~ Pedestrian System.

^{2b} Where a grove of trees (six or more significant trees within a quarter-acre area) lie along a street front, the setback shall be 100 feet. Otherwise the setback shall be per RCDG [20C.40.105](#), ~~City Center Downtown~~ Pedestrian System requirements.

^{2c} Where a grove of trees (six or more significant trees within a quarter-acre area) lie along the westerly design area boundary, the setback shall be 30 feet. Otherwise the setback shall be zero feet.

³ ~~Subject to master plan and site plan review approval. All new development shall comply with the adopted Town Center Master Plan and Design Guidelines.~~

⁴ Within 100 feet of adjoining Residential districts, bay doors other than for loading may not open directly toward (without a building in between) the residential district.

⁵ Governed by RCDG [20D.130.10-030](#)(15), Parking Garages.

^{5a} Same as Footnote 5 above, except standards apply regardless of Pedestrian System Type, and RCDG [20D.130.10-030](#)(15)(d) does not apply.

⁶ Five ~~floors~~stories is maximum height without bonus. Bonus to ~~eight 8 floors~~stories granted for provision of 20 percent on-site usable open space in the form of plazas/arcades ~~with water features which that~~ are accessible to public during extended business hours, ~~water features~~, public meeting rooms, day care services, or the preservation of historic buildings or sites. The amenities shall be on the project site or within the design district in which the building is located. Such approval shall be granted through the site plan review process.

⁷ Height limit overlay districts may apply; see RCDG [20C.40.35](#), Height Limit Overlay Zones.

⁸ Mixed Use area: ~~three 4~~ stories/~~60 feet~~; hotel – six stories/~~75 feet~~ or eight stories/~~100 feet~~ with meeting, conference and banquet facilities. Office Park area: five stories/~~75 feet~~. Bear Creek Retail Area: three stories/~~60 feet~~. ~~Residential in any area—60 feet. The hotel shall be located within the northwestern portion of the Mixed Use Center Design Area.~~

^{8a} ~~- Mixed retail/- use residential use—or residential use in Mixed Use Town Center Height Overlay area—65 feet 5 stories~~ outright. The Technical Committee shall administratively allow the height in the ~~Mixed Use~~ overlay area to be increased to ~~75 feet 6 stories~~ if the building facade is recessed above the second floor and building modulation is provided to mitigate the bulk and mass from the additional height allowance. ~~Footnote 9 does not apply in the height overlay area. The Mixed Use Center Height Overlay area is defined as Parcel 2C of the Redmond Town Center Binding Site Plan recorded as No. 9604090269.~~

⁹ ~~Both stories and height standard must not be exceeded, and height shall be measured to the top of mechanical equipment enclosures. Heating cooling and ventilation equipment, elevator penthouses, rooftop exits, and flag poles may exceed the height limit by not more than an average of 15 feet. Building designs with extra-tall parapet walls or architectural features may be allowed with Design Review Board approval.~~

^{9a} The maximum building height on a site may be exceeded, as a trade-off, when building height reductions are required at the building edges to achieve better design and stepped building height through the Design Review Process. The amount of floor area that is allowed to exceed the prescribed maximum building height (without Transfer Development Rights or Bonuses) shall not exceed the floor area that was removed or omitted to create the stepping building façade, and shall not exceed 1 additional floor above the maximum prescribed building height.

^{9b} One floor of additional height may be achieved with the use of Transfer Development rights per RCDG 20D.200, Transfer Development Rights. See also RCDG 20C.40.40-040, Maximum FAR and Height without TDRs, and RCDG 20C.40.35-020, Building Height Restrictions.

^{9c} Water-enjoyment uses within the shoreline jurisdiction may exceed this height limit up to a maximum of 60 feet, or the maximum specified by the underlying zone, which ever is less, when approved through a Shoreline Conditional use Permit. (SMP)

^{9d} This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. (SMP)

¹⁰ The maximum height may be increased to ~~three-four~~ stories ~~and 45 feet~~ when ~~a grocery store is a major tenant on the project site~~ the site's development plan can demonstrate the goals and objectives outlined in Comprehensive Plan policy DT-49, and the design guidelines outlined in RCDG 20D.40.110-020 (3) are met through the Site Plan Entitlement process.

¹¹ Governed by RCDG Title 20B, Downtown Element, Mixed Use Shopping Town Center Design Area District Goals and ~~Policy Policies~~, and Town Center Master Plan and Design Guidelines.

^{11a} ~~For developments with residences above ground floor commercial/office, lot coverage shall be governed by this table.~~

~~^{11b}~~ ~~For residential development without ground floor commercial/office, lot coverage shall be governed by RCDG 20C.40.40-02045.~~

~~^{11e}~~ ^{11b} Lot coverage percentage equals: The total site area measured to the property line, less pedestrian systems measured to the curb line, on-site sidewalks, landscaping, and plazas; divided by the site area measured to the curb line.

¹² A density bonus for contribution to In-Lieu Parking Fund is available per RCDG 20D.130.10-040.

¹³ Surface parking is prohibited within 150 feet of the river's top-of-bank.

¹⁴ When properties front on Leary Way and are within the 3 Stories/~~45 feet~~ Height Limit Overlay shown on the ~~City Center Downtown~~ Height Limit Overlays, RCDG 20C.40.35-020; the maximum building height shall be three stories ~~and 45 feet~~.

¹⁵ The maximum gross leasable area of allowed commercial space without TDRs is 1.49 million square feet. The 1.49 million square feet limit may be increased to a maximum of 1.80 million square feet through the acquisition and use of TDRs; provided that TDRs may not be used to increase the height of the full service hotel/conference center above 8 stories/100 feet, and that a minimum of 140,000 square feet be reserved for a full service hotel/conference center with banquet and meeting facilities to accommodate groups of at least 300 people. The additional square footage allowed may be used for infill retail and general service uses that are part of mixed use residential developments or infill developments. Floor area for residential uses is exempt from TDR requirements and maximum commercial floor area limitations.

(Ord. 2114; Ord. 2080; Ord. 2051; Ord. 1992; Ord. 1901)

20C.40.40-050 RESERVE Minimum Setback in a Transition Overlay.

- ~~(1) See RCDG 20D.230.20-020, When Compliance with Transitional Regulations is Required, for the location of Transition Overlays and the identification of protected and complying zones.~~
- ~~(2) For properties within a Transition Overlay that border a protected zone or are across a street from a protected zone, the following setbacks shall apply:~~

Building Height	Setback from All Property Lines that Border a Protected Zone or a Street that Borders or includes a Protected Zone
Up to 30 feet	20 feet
31 to 40 feet	25 feet
41 to 50 feet	30 feet
More than 51 feet	35 feet

- ~~(3) This setback shall not apply to property lines bordering a Green Street or an arterial street on which King County provides all-day local or peak transit service or the Redmond Comprehensive Plan plans for the arterial street to have all-day local or peak transit service.~~

- ~~(4) This setback shall not apply to property lines bordering the SR 520 right-of-way. (Ord. 2027)~~

20C.40.40-060 Landscaping and Buffers.

- ~~(1) See RCDG 20D.230.20-020, When Compliance with Transitional Regulations is Required, for the location of Transition Overlays and the identification of protected and complying zones.~~
- ~~(2) The setback required by RCDG 20C.40.40-050, Minimum Setback in a Transition Overlay, and the buffers required by this section shall be landscaped as required by Chapter 20D.80 RCDG, Landscaping and Tree Protection Standards, all other applicable standards, or be maintained in existing vegetation.~~

~~(3) Required Buffers:~~

- ~~— (a) The following landscaped buffers shall be provided. Each buffer shall be at least 20 feet wide unless otherwise provided in the Redmond Community Development Guide.~~
 - ~~— (i) Along property lines which border a protected zone.~~
 - ~~— (ii) Along street frontages where any portion of the street bordering the development site borders an R-1 through R-6 zone.~~
- ~~— (b) Unless removal is necessary for streets, sidewalks, or utilities, the tree will likely not survive, the tree will likely be blown over in a likely wind storm, or a hazard will likely result, to the extent possible, all significant trees within 15 feet of the property line where a required buffer must be provided shall be retained. Significant trees are defined in Chapter 20D.80 RCDG, Landscaping and Tree Protection Standards.~~
- ~~— (c) Required Plantings:~~
 - ~~— (i) Except as otherwise provided in this division, the buffers shall be planted with the following materials:~~
 - ~~— (A) Evergreen and deciduous trees, of which no more than 40 percent of the trees may be deciduous. There shall be a minimum of five trees per 1,000 square feet of buffer area. The trees and other plant materials required by this section shall be located so that they effectively buffer the development from bordering residential properties. The buffer need not completely obscure the development, rather it should screen it.~~
 - ~~— (B) Evergreen shrubs, a minimum of five-gallon size when planted. The number of shrubs placed shall equal one-third of the buffer frontage in feet.~~
 - ~~— (C) Living groundcover planted to cover the ground within three years.~~
 - ~~— (D) Option for Certain Zones. Where the street frontage landscaping will be planted to buffer a building rather than a parking area, driveway, or portion of a site used for any purpose other than a building, lawn, or open space; a lawn no less than five feet in width may be substituted for the shrubs and groundcover required by subsections (3)(c)(i)(B) and (C) of this section, Landscaping and Buffers. If this option is used, the buffer width may be reduced to five feet. The trees required by subsection (3)(c)(i)(A) of this section, Landscaping and Buffers, shall be included in the buffer.~~
 - ~~— (ii) Except for lawns, all plant materials shall be native to the area, soils, and micro-climate in which they will be planted or shall not require more water for growing than such plants.~~

- ~~— (d) Except as otherwise provided in this section, no structures shall be placed in required buffers and buffers shall only be used as buffers, landscaping, open space, and recreation.~~
- ~~— (i) Streets, driveways, and underground utilities may cross required buffers to provide access from the street to the interior of the property.~~
- ~~— (ii) Trails may be included in buffers.~~
- ~~— (iii) Patios and similar ground level features may be included in the buffer area. Patios shall not be located within 10 feet of the property line.~~
- ~~— (iv) No more than 20 percent of the buffer area may be used for the streets, driveways, underground utility crossings, trails and ground level features.~~
- ~~— (v) Any structure or use that meets subsections (3)(d)(v)(A), (B), and (C) of this section shall be removed from the buffer within five years of the effective date of this regulation and the buffer planted and constructed to meet the requirements of this title.~~
 - ~~— (A) The structure or use is located in a buffer required by this title.~~
 - ~~— (B) The structure or use was constructed or established after the buffer requirement went into effect.~~
 - ~~— (C) The structure or use does not meet the requirements of this title.~~
- ~~— (e) All required buffers shall be maintained in compliance with this division for the life of the use. Dead and dying plants shall be replaced during the next growing season.~~
- ~~— (f) Buffers may be placed in a required setback. Buffers shall counted towards required open space, required pervious surfaces and other requirements that they meet. Except for trails, any impervious surfaces within the buffer shall not be counted towards fulfilling either open space or pervious surface requirements. (Ord. 2027)~~

20C.40.45 Residential Development in City Center Downtown Design Areas Districts.

20C.40.45-010 Purpose.

All residential development in City Center Downtown Design Areas Districts shall comply with the density and development standards indicated in RCDG 20C.40.40-045, the City Center Downtown Site Requirements Chart, except where otherwise specified. Residential uses shall be permitted in City Center Downtown Design Areas Districts as indicated in RCDG 20C.40.20-030 the City Center Downtown Permitted Land Uses Chart. Residential developments within the design areas districts shall also comply with the following criteria. (Ord. 1901)

20C.40.45-020 Downtown Residential Density Chart.

- (1) In order to ensure that appropriate bulk and height relationships exist between residential lot widths and building intensity, the table below shall be used to determine the permitted residential density of a site. The density allowed on the site shall increase with the increase in site area and site width. The table is read from left to right, within the rows. For example, a site that is 12,000 square feet in area and 120 feet in width will be allowed up to 45 dwellings per acre. If the site's area and width are in different rows, i.e., 12,000 square feet and 100 feet wide, the lower density shall apply (36 dwelling units per acre).
- (2) Exceptions:
 - (a) If the site's width is in a row that allows a higher density, as opposed to the site area, the higher density shall be allowed if the site's area is also at least 85 percent of the lowest range of the areas in the same row. Example: Site width equals 120 feet and the site area is at least 10,200 square feet (85 percent of 12,000 square feet), then 45 dwelling units per acre shall be allowed.
 - (b) If the site's area is in a row that allows the higher density, but the width limits it to a lower density, the higher density shall be allowed if the site width is at least 85 percent of the lowest range of the widths in the same row. Example: Site area equals 12,000 square feet and the site width is at least 102 feet (85 percent of 120 feet), then 45 dwelling units per acre shall be allowed.
- (3) Bonuses for residential density are allowed in addition to the density permitted below per RCDG 20C.40.100, Residential Density Bonus.

Downtown Residential Densities Chart for City Center Design Districts

<u>Design Areas/Districts</u>	<u>Minimum Site Area (Sq. Ft.)</u>	<u>Minimum Site Width (Ft.)</u>	<u>Permitted Maximum Dwelling Units Per Net Acres</u>	<u>Maximum (3a)2 Allowable Lot Coverage</u>
All Design Areas Allowing Residential Uses, Except Trestle, Valley View and Bear Creek River Trail, Carter, East Hill	2,400 – 3,199 2,400 – 3,199 3,200 – 5,999 6,000 – 11,999 12,000 – 17,999 18,000 or more	Less than 30 <u>26</u> 30-27 – 43 44 – 49 50 – 119 120 – 179 180 or more	1 unit per lot 2 units per lot ^{*1} 26-30 du/ac 30-36 du/ac 45 du/ac 55 du/ac <u>N/A</u> ³ (3b)	75% 75% 75% N/A N/A N/A
Sammamish Trail, Town Square, Old Town, Anderson Park, River Bend, and Town Center	<u>2,400 – 3,199</u> <u>2,400 – 3,199</u> <u>3,200 – 5,999</u> <u>6,000 – 11,999</u> <u>12,000 or more</u>	<u>Less than 26</u> <u>27 – 43</u> <u>44 – 49</u> <u>50 – 119</u> <u>120 or more</u>	<u>1 unit per lot</u> <u>2 units per lot</u> ¹ <u>30 du/ac</u> <u>36 du/ac</u> <u>N/A</u> ³	<u>75%</u> <u>75%</u> <u>75%</u> <u>N/A</u> <u>N/A</u>
Trestle, Valley View and Bear Creek	2,400 – 3,199 2,400 – 3,199 3,200 – 5,999 6,000 or more	Less than 30 30 – 43 44 – 49 50 or more	1 unit per lot 2 units per lot ^{*1} 26 du/ac 30 du/ac <u>N/A</u> ⁴	

Notes:

^{*1} With alley access only. Otherwise one unit per lot.

~~(1) In order to ensure that appropriate bulk and height relationships exist between residential lot widths and building intensity, the table above shall be used to determine the permitted residential density of a site. The density allowed on the site shall increase with the increase in site area and site width. The table is read from left to right, within the rows. For example, a site that is 12,000 square feet in area and 120 feet in width will be allowed up to 45 dwellings per acre. If the site's area and width are in different rows, i.e., 12,000 square feet and 100 feet wide, the lower density shall apply (30 dwelling units per acre).~~

~~(2) Exceptions:~~

~~(a) If the site's width is in a row that allows a higher density, as opposed to the site area, the higher density shall be allowed if the site's area is also at least 85 percent of the lowest range of the areas in the same row. Example: Site width equals 120 feet and the site area is at least 10,200 square feet (85 percent of 12,000 square feet), then 45 dwelling units per acre shall be allowed.~~

~~(b) If the site's area is in a row that allows the higher density, but the width limits it to a lower density, the higher density shall be allowed if the site width is at least 85 percent of the lowest range of the widths in the same row. Example: Site area equals 12,000 square feet~~

~~and the site width is at least 102 feet (85 percent of 120 feet), then 45 dwelling units per acre shall be allowed.~~

~~(3) Notes:~~

~~(a)² Lot coverage requirements do not apply to residential developments with ground floor commercial/retail uses, except those specified in RCDG 20C.40.40-045, City Center Downtown Site Requirements Chart.~~

~~(b)³ In the Sammamish Trail, Old Town, Town Square, Leary, and River Bend Design Areas, the maximum density allowed may be increased to a floor area ratio of 4.0 as provided in this footnote and through the Transfer of Development Rights (TDR) program, exclusive of bonuses, and provided: For sites meeting the size and width requirements to qualify for this footnote, density shall not be regulated by a maximum number of dwelling units per acre, but by the application of bulk, height, parking, and all other development standards. For example, developments may achieve as many dwellings as possible when the development provides all of the necessary parking, open space, etc. for the number of units proposed, and the building(s) meet all of the prescribed standards. All developments with proposed densities exceeding 66 dwelling units per acre, inclusive of density bonuses allowed per RCDG 20C.40.100, Residential Density Bonus, shall be required to have at least one level of semi-subterranean or subterranean parking or structured parking hidden from pedestrian view, on the ground floor, with active commercial space or other pedestrian amenities. parking for the development is located within a below-grade structure and superior public/quasi-public amenities such as street front plazas, art, fountains, and pedestrian spaces are provided. In the East Hill Design Area, the maximum density allowed may be increased to a floor area ratio of 3.0 as provided in this footnote and through the Transfer of Development Rights (TDR) program, exclusive of bonuses, and provided that parking for the development is located within a below-grade structure. Where a proposal would (i) exceed the residential densities allowed by Table 20C.40.45-020 and any bonuses and (ii) exceed a floor area ratio (FAR) of 1.25 for all buildings on the site, the floor space that exceeds a FAR of 1.25 shall be transferred to the site through the Transfer of Development Rights program authorized by Chapter 20C.20 RCDG and RCDG 20D.200.10. (Ord. 2051; Ord. 1901)~~

~~⁴ Developments qualifying for additional height per footnote 10 of the Downtown Districts Site Requirements Chart, RCDG Section 20C.40.40-045, shall be allowed residential density per footnote 3 above when infill/redevelopment of the site creates an urban village per RCDG 20D.40.110 (3). Otherwise the maximum allowed density is 30 dwelling units per acre.~~

20C.40.50 Residential Lot Coverage.

20C.40.50-010 General.

For residential developments without ground floor commercial/office uses, the maximum lot coverage permitted for principal and accessory structures shall not exceed the lot coverage standards on Table 20C.40.45-020. (Ord. 1901)

20C.40.50-020 Exemptions.

The following structures or portions of structures shall be exempted from the measurement of lot coverage:

- (1) Ramps or other access for the disabled or elderly meeting Washington State Rules and Regulations for Barrier-Free Design.
- (2) Required Pedestrian walkways/vehicular lanes per ~~City Center~~Downtown pedestrian system. The area devoted to the required pedestrian system between the building and curb line/property line shall be counted as open space.
- (3) An underground structure (below natural grade), or under ground portion of a structure, on any part of the entire lot that is landscaped on the surface. (Ord. 1901)

20C.40.55 Residential Yard Requirements.

20C.40.55-010 Purpose.

Yards shall be provided for the purpose of creating light, air, pedestrian and vehicular circulation, emergency access and general aesthetic improvements. All lots shall have one front yard and one rear yard, with the exception of through lots (lots with two fronts), which may have two front yards and no rear yard. Where a residential use is above ground floor commercial/office, the side and rear yard setbacks shall apply only to the residential use. (Ord. 1901)

20C.40.55-020 Measurement.

All yard areas shall be measured from the property lines, except as noted in the ~~City Center~~Downtown Site Requirements Chart. All yards shall be measured after dedication for required rights-of-way. (Ord. 1901)

20C.40.55-030 Permitted Structures in Required Yard Areas.

The following features are permitted within front, rear and sideyard setback areas provided that they project no closer than five feet to a property line and do not project more than five feet into the setback area. The projections may be further restricted through the site plan review process. Permitted projections include building extremities such as: balconies, patios, porches, architectural protrusions, subterranean garages and structures (below natural grade), bay windows, and chimneys. ~~Where the required building setback is at the pedestrian system sidewalk edge, structures on the ground floor may project into the required pedestrian system per RCDG 20C.40.105 through 20C.40.115.~~ (Ord. 1901)

20C.40.55-040 Front Yards.

Front yard depths shall conform to the standards specified in the ~~City Center~~Downtown Site Requirements Chart, RCDG 20C.40.40-045. (Ord. 1901)

20C.40.55-050 Side Yards.

Side yards shall be determined by structure depth and height, according to Table 20C.40.55-050. The depth of the building shall be measured at right angles, or as near to right angles as possible, from the front property line in a horizontal plane to the ground. ~~Buildings attached at a lot line, from the ground to the roof, are exempt from this requirement.~~

Moved to footnote 1 below.

Table 20C.40.55-050
Residential Side/Interior Setbacks

Height of Side/ <u>Interior</u> Facade at Highest Point in Feet			
Structure Depth in Feet	0 – 30'	31 – 40'	41'+
	Minimum Side Setback in Feet ¹		
65' or less	5'	6'	7'
66' to 80'	6'	6'	8'
81' to 100'	8'	9'	11'
101' to 120'	11'	12'	14'
121' to 140'	14'	15'	17'
141' to 160'	17'	18'	20'
161' or more	19'	21'	23'

Notes: (Ord. 1901)

¹ Buildings built to property line, such as townhouses, are exempt from this requirement along that property line. See example below.



20C.40.55-060 Rear Yards.

Rear yard setbacks shall be provided for all residential uses per the ~~City Center~~Downtown Site Requirements Chart. (Ord. 1901)

20C.40.55-070 Distance Between Buildings.

- (1) Principal Buildings. Two or more detached principal use buildings on the same lot shall have a minimum separation of 15 feet.
- (2) Accessory Structures. A detached accessory structure shall be setback a minimum of five feet from any structure to which it is not attached. This restriction shall not apply to air conditioners, heaters, vents, pumps, solar collectors or similar equipment.
- (3) Roof Eaves. Roof eaves of principal and accessory use structures shall have a minimum separation of five feet. This restriction shall not apply to patio covers and similar structures with open lattice, grill work or uncovered roof beams. (Ord. 1901)

20C.40.60 Residential Usable Open Space.

20C.40.60-010 General.

At least 100 square feet of common usable open space shall be provided for each unit, up to a maximum area equivalent to 20 percent of the site. Units with at least 200 square feet of private open space, where the smallest dimension is no less than 10 feet, shall be exempt from common open space requirements. Front yards may not be counted as common open space, except per RCDG 20C.40.70-020(4); along with 50 square feet of private open space for balconies, or 80 square feet of private open space for patios. Private usable open space shall be provided for each unit per RCDG 20C.40.60-020 Open Space Size and Dimensions. Common and private open space shall meet the dimensional criteria below. Indoor recreational space may be substituted for common usable open space. (Ord. 2051; Ord. 1901)

20C.40.60-020 Open Space Size and Dimensions.

Table 20C.40.60-020 specifies the minimum open space size and dimensions for both common and private usable open space areas.

**Table 20C.40.60-020
Residential Usable Open Space Size and Dimensions**

Type of Usable Open Space	Minimum Length	Minimum Width	Minimum Height	Minimum Area (in sq. ft.)
1. Common*	12'	12'	As specified in UBC for habitable overhead height	200
2. Private				
- Patio	8'	8'	Same as above	80
- Balcony ¹ (or adjoining elevated circulation corridor)	5'	5'	Same as above	50

Notes:

~~* Front yards may not be counted as common open space, except per RCDG 20C.40.70-020(4). (Ord. 1901)~~

~~¹ Balconies may be reduced to 12 square feet in area for up to 50 % of the units when French doors are provided to the balcony.~~

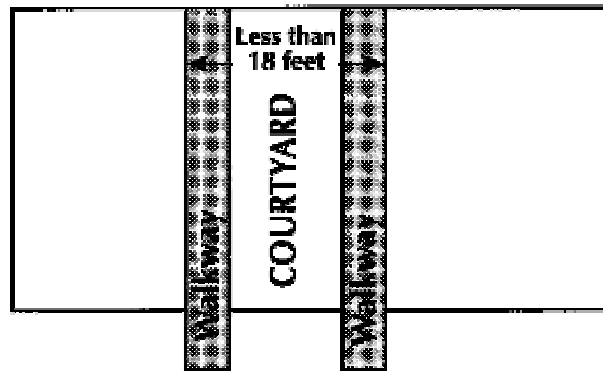
20C.40.60-030 Use of In-Lieu Fee for Downtown Open Space.

~~If the street front façade of a building is deemed to be too cluttered, monotonous, and/or over dominated by too many balconies being too close together, the number of balconies on the façade may be reduced with the approval of the Design Review Board in order to effect a more balanced and attractive façade. An in-lieu fee for each required balcony not provided shall be paid to the City for park land purchase and improvements within the Downtown neighborhood. The fee for each balcony not provided on the building shall be equivalent to 50% of the Park Impact Fee for a Multi-family residence. Except, no less than 50% of the units shall include private open spaces.~~

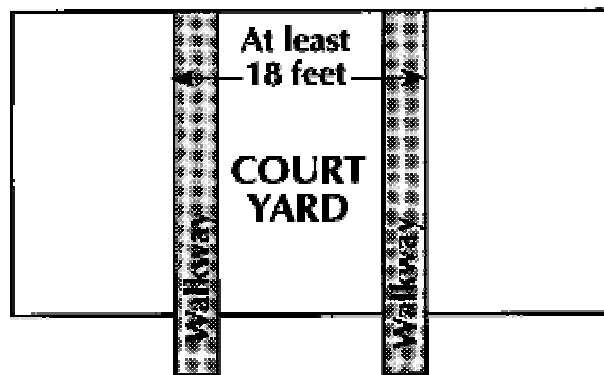
~~(2) Common Open Space. An in-lieu fee for each 100 square feet of common open space not provided shall be paid to the City for park land purchase and improvements within the Downtown neighborhood. The fee for each 100 square feet of required open space not provided on site shall be equivalent to 50% of the Park Impact Fee for a Multi-family residence. Except, no less than 50 square feet of common open space per unit shall be provided on-site.~~

20C.40.60-030 Combining Usable Open Space and Pedestrian Access.

Parking areas, driveways and pedestrian access other than pedestrian access required by Washington State Rules and Regulations for Barrier-Free Design shall not be counted as usable open space, except; if the total width of the common usable open space is 18 feet or wider, any pedestrian path or walkway traversing through the open space may be considered usable open space. See examples below.



Area of walkway not counted as open space.



Area of walkway counted as open space.

20C.40.60-040 Screening of Open Space.

Private usable open space shall be screened as specified in Table 20C.40.60-040.

**Table 20C.40.60-040
Screening of Open Space**

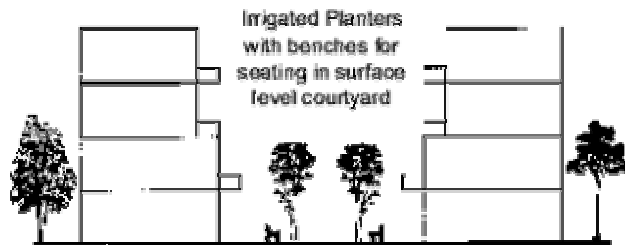
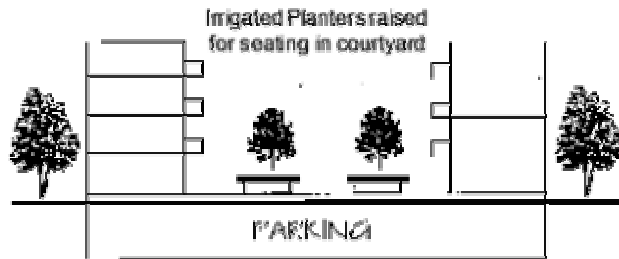
The Area from Which Open Space Must Be Screened	Screen Height
1. Common open space	4'0"
2. Corridors	4'0"
3. Streets or other public right-of-way	3'0"
4. Units on same level	4'0"
5. Units across interior side yard	4'0"

(Ord. 1901)

20C.40.60-050 On-Site Recreational Amenities.

All developments shall provide:

- (1) Irrigated planters with seating between 18 inches and 24 inches in height. See figure below.



- (2) Projects with 21 or more units shall provide at least one on-site amenity such as: a recreation room of 300 or more square feet, furnished with recreational facilities; a swimming pool; or other recreational amenities such as play ground equipment. The facilities shall be appropriate for the target housing market segment, as judged through site plan review. (Ord. 1901)

20C.40.65 Residential Privacy Standards.

20C.40.65-010 Intent.

The intent of this section is to ensure that new residential development provides adequate privacy and comfort for the tenants and their adjacent neighbors. (Ord. 1901)

20C.40.65-020 Applicability.

Privacy standards shall apply to all residential occupancy areas, as defined by the Uniform Building Code. (Ord. 1901)

20C.40.65-030 Standards.

The Privacy Standards of Table 20C.40.65-030 apply to the shortest horizontal distance between the specified window and the specified property line, or to the window or wall of another unit in the same project. Each unit in a project must meet these standards in each room.

- (1) The measurements indicated in Table 20C.40.65-030 are “line-of-sight” measurements from window to window.
- (2) In the case where windows in one room are of equal size, either window may be selected by the builder as the largest window. (Ord. 1901)

**Table 20C.40.65-030
Privacy Standards**

		On-Site			At Property Line			
	Primary Room Largest Window	Secondary Room Largest Window	Blank Wall	Public Corridor	Front	Side	Interior Rear	Side Street
Primary Room The Largest Window (Living Room, Dining Room)	45' (A)	30' (B)	15' (C)	8' (D)	Front Yard Setback (E)	15' (F)	15' (G)	Front Street Setback
Secondary Room The Largest Window (All Other Rooms)	30' (B)	15' (H)	10' (I)	0' (J)	Front Yard Setback (K)	Side Yard Setback (L)	15' (M)	Side Street Setback
Blank Wall	15' (C)	10' (I)	5'	0'	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Side Street Setback